carmel valley
outlook

July 28, 1977

A 376-ROOM MARRIOTT HOTEL complex has been proposed for construction on the 271-acre Rancho Canada Golf Club site near the mouth of Carmel Valley. As the first stage in the approval process, an Environmental Impact Report has been prepared and made public. Major portions of the report appear on pp. 5, 6, 7 and 8 of this edition of the Outlook. In the above photo (taken several years ago) the golf course and club house are seen in this view looking east. The Carmel River snakes to the right (south) of the photograph. Hacienda Carmel, a retirement community, can be seen at top right of the photograph.

under the oaks and among the cacti

by mildred hattan

'Austrian Affair' fund raiser benefits Hidden Valley Music Seminars

The Friends of Hidden Valley successfully recaptured the romance and gaiety of pre-war Vienna at *An Austrian Affair*, the latest fund-raiser to benefit Hidden Valley Music Seminars.

A superb Austrian buffet, wines, red and white floral arrangements and many guests arriving in traditional Austrian dress were among the perfectly executed plans of Mrs. Jack Sassard and her co-chairman, Mrs. Edward Chappell. Authentic details were furnished by their consultant Mrs. Rudolph Alt, president of FHV and a native of Vienna.

But it was the dancing — polkas that left one breathless and dreamy Viennese waltzes to the music of an Austrian band from San Francisco — that kept the dance floor crowing and made it "an Austrian Affair to remember."

Because seating was limited to 200, numerous people were turned away. An estimated $3,000 was raised by the successful event.

Members of FHV would like to express their appreciation to the following who contributed to the Austrian Affair: Village Liquors, Mid-Valley Safeway, Joseph's Oaks Deli, Carmel Valley Market, Village Meats, Del Monte Bakery, Carmel Hardware, Eureka Federal Savings, McCormick-Schilling Div., Mediterranean Market, Rancho Liquors and Wishart's Bakery.

MRS. RUDOLPH (EDITH) ALT, center, president of Friends of Hidden Valley who sponsored "An Austrian Affair" last weekend to benefit Hidden Valley Music Seminars, greeted the 200 guests with co-chairmen Mrs. Jack (Jane) Sassard, left, and Mrs. Edward (Dorothy) Chappell.

Wiley Band featured at outdoor concert Sun.

Bring a blanket or pillows to sit upon and spend Sunday afternoon, July 31, listening to the Wylie Band in "Concert on the Tularcitos Green."

The event to generate enthusiasm and support from both Valley young people under the age of 21, their parents and adult organizations, is the kickoff for reactivating the Community Center with new ideas and activities.

Concert co-chairmen Peter Coakley and Joe Chaplis have invited Larry Challis to be master of ceremonies.

The admission is FREE for the 2 p.m. "Concert on the Tularcitos Green."

Cypress swimmers place in top ten

The Cypress Swim Club placed among the top ten Amateur Athletic Union competitive synchronized swimming clubs in the nation last week at the 1977 championships at the Hoolulu Swim Stadium in Hilo, Hawaii.

The eight-girl team of Cynthia Bottero, Robin Currier, Mary Harris, Suzy Hermanson, Stacey Hicks, Kerry Wald, Pavia Wald and Tina Wald, with Eunice LaMica as alternate, swam away with first place honors in the preliminary team competition against 32 teams from the United States and Canada.

Swimming against 25 seeded teams in the semi-finals, Cypress placed 11th, narrowly missing the tenth-place cutoff for final figures competition, thus becoming the ninth-ranked AAU club in the nation.

The Cypress club moved from 16th earlier this year to ninth and will try for the group of seven finalists next year. The team is coached by Donn Squire.

Barracudas post another win

Following an impressive win over Morgan Hill and a highly successful fund-raising swim-a-thon, the Carmel Barracuda swimmers swept to victory over Watsonville, 690-386, at the Watsonville High School pool last Saturday.

Outstanding swimmer for the Barracudas was Stacey Hicks, recently turned 15, who, in her first meet in the 15-18 age group, captured two A times and set a new record in the 100-yard backstroke.

Other swimmers who scored two first place finishes in individual events and went on to lead their relay teams to victory included Stacey's younger sister Sarah, Teddy Krovetz, Mike Falge, Katie Falge and Mike Hardy.

The Barracudas face two more league meets before hosting the Coast Valley Aquatics League Finals at the Carmel High School pool on the weekend of Aug. 5-7.

CVPOA Family Picnic Sunday at Little League Park

The Little League Park at the foot of Paso Hondo near Carmel Valley Village will be the setting Sunday, July 31, for the annual Carmel Valley Property Owners Association picnic and barbecue.

The activities, open to all CVPOA members and any other Valley residents who want to get acquainted, start at 1:30 p.m.

A highlight of the afternoon will be a softball game between the Mid-Valley Fire Department and the Carmel Valley Fire Department. The winner will receive a trophy and a case of beer donated by the CVPOA.

Families attending the picnic should bring meat to be barbecued, beverages, table settings and one item to be shared pot-luck: salad (vegetable, potato, macaroni or fruit), beans, casserole, dessert or French bread.

Members of the county board of supervisors and Bill Peters, planning commissioner, have been invited to attend.

For further information or to volunteer help, call co-chairmen Ruth Pryor, 659-4153 (evenings), 659-3434 (days), or Peggy Arnold, 659-2198.

'Patio Picnique' at Werdelman home

"A Patio Picnique" welcomed new Valley residents and gave friends an opportunity to say good-byes to a couple who were leaving last Saturday at the home of Anne and Egon Werdelman.

Susan and Harry Carr (he is the new administrator of the Natividad Medical Center) were the new arrivals. The Werdelmans' next door neighbors, Marti and Frank Wenter, will be moving soon to their new condominium in Corral de Tierra.

"Chuckwagon Fare and Cactus Juice" promised on the clever invitations bearing western pen and ink sketches was enjoyed by Dorothy Dorr, Rev. Howard Bull, Miriam and Ed Callahan, Holly and Bob Cayce, Celeste and Mel Cutler and Evelyn and John Holmes.

Patriotic theme for card party

A canopy of red, white and blue streamers over the bridge and canasta tables set the patriotic theme for the July benefit card party sponsored by the Social Club of the Carmel Valley Community Chapel Guild.

Arrangements of dahlias were used as centerpieces by hostesses Byra Wells and Alice Broberg, who presented table winners with prizes of old fashioned bottles filled with bouquets of dried flowers.

Among the lucky winners were Novella Nicholsen, Anne Werdelman, Connie Service, Mildred Blacow, Bernice Leoni and Martha Huff. Highs for the afternoon went to bridge players Billie Mans and Barbara Robbins; and Vera Bautz and Vera Stokes for canasta.

"Back-to-school" is the theme selected by Irma Bolgard and Ruth Wade who will co-host the Aug. 17 party. Be sure to make table reservations by phoning Nellie Mirani, 659-2454.

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carmel valley OUTLOOK
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Valley Briefs

Valley firemen kept busy with three fire calls; three first aid

There were three fire calls and three emergency first aid runs by the Carmel Valley Volunteer Fire Department during the past week.

On July 20, the first aid unit was called to the home of D.A. Merson; Adele Sears was transported to Community Hospital on July 23; and also on July 23, three Valley residents, Mark Bordonaro, Elizabeth McGeery and Chris Briggs, were taken to the hospital following an auto accident.

Firemen responded to a call at Camp Steffani, July 24, when a homeowner believed he spotted a fire, which turned out to be an outdoor barbecue.

On July 25 and 26, firemen extinguished two vehicle fires on Carmel Valley Road and on Via Contenta.

BRYSON EARNS DEGREE

A Carmel Valley resident, Kevin Patrick Bryson of 25820 Tierra Grande Dr., has graduated from the University of Missouri at Columbia, Mo., with a bachelor of arts degree.

VALLEYITES NAMED TO U.C., DAVIS DEAN'S LIST

Four local students are among 2,000 students named to the Dean's Honor List based on grades for the spring semester at the University of California, Davis.

Olav Grinde of 1 Ronnoco Rd., is a freshman in the College of Letters and Science;

James Bruce Walsh, 63 La Rancheria is a junior majoring in entomology at the College of Agricultural and Environmental Sciences;

Michael F. Froom, 56 Holman Rd., a senior majoring in chemistry at the College of Letters and Science and Anne Pomeroy, 88 Boronda Rd., a senior physical education major, were also named to the Honor List.

All are graduates of Carmel High School.

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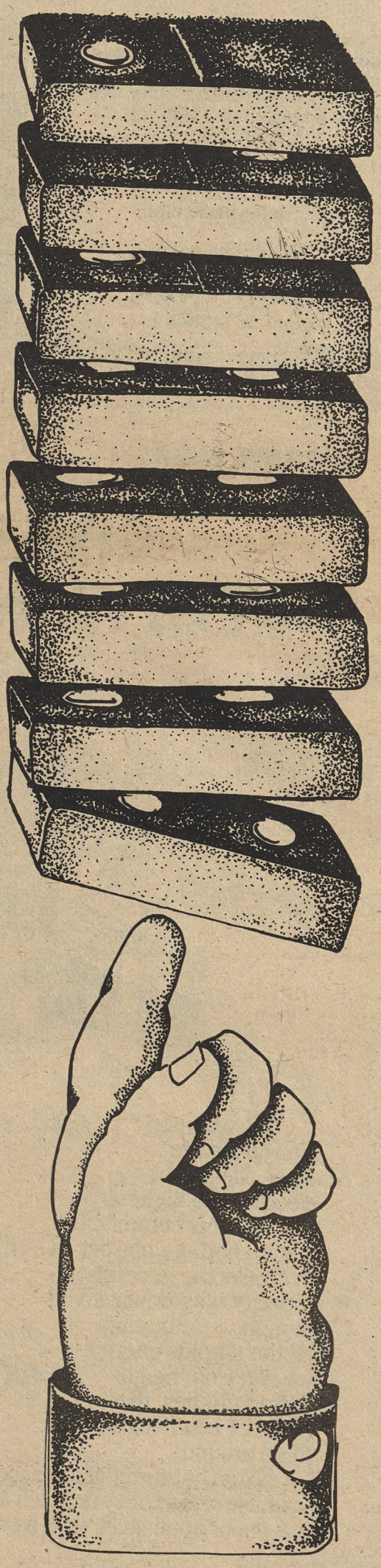

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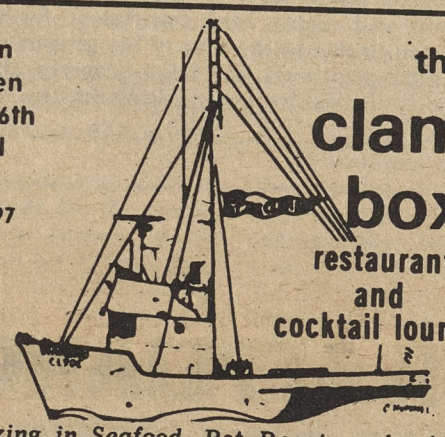

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THE SOUNDS OF The Wylie Band will reverberate through Carmel Valley Village Sunday, July 31 when friends of a revitalized Carmel Valley Community Youth Center present "Concert on the Tularcitos Green" from 2 p.m. at Tularcitos Elementary School, Ford Rd. and Via Contenta. Come and enjoy, y'all!

Sierra Club hikes this weekend in Nisene Marks park near Aptos

A 14-mile hike through the forest of Nisene Marks State Park east of Aptos Sunday, July 31, is on the outing calendar of the local Ventana Chapter of the Sierra Club. Members of other chapters and interested non-members are welcome to join Sierra Club activities.

Meet at Cinema 70, Del Monte Shopping Center, Monterey, at 7:30 a.m. for the 45-minute drive to Aptos or at the entrance to the park at 8:30. Suggested car pool reimbursement is $2.

For additional information, phone leader Merrill Jones, 624-3052 evenings.

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Public Notices

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. F-5135-19

The following person has abandoned the use of the fictitious business name CARMEL VALLEY OUTLOOK at Mid-Valley Shopping Center, Carmel Valley, California.

The fictitious business name referred to above was filed in Monterey County on July 23, 1973.

Donrey, Inc. dba
Donrey Media Group
Incorporated in Nevada
300 South Thomas Street
Pomona, California

This business was conducted by a corporation.

DONREY, INC., dba
DONREY MEDIA GROUP
S-GEORGE O. KLEIER
Secretary

This statement was filed with the County Clerk of Monterey County on June 27, 1977.

Dates of Publication:
July 21, 28 and
August 4, 11, 1977

(CVO 762)

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Odello to be heard

Approval of a preliminary subdivision for development of a 134-acre tract owned by the Odello Brothers near the Carmel River mouth area will be requested at a meeting of the Board of Supervisors, Tuesday, Aug. 2, in Salinas.

The application, filed May 9, seeks approval for development of commercial, corporation, residential and agricultural uses on the 134-acre tract.

The plan is to designate 70 acres of the tract for continued agricultural use; 16 acres for 97 residential (condominium) units and 22.5 acres bordering the river for a 200-unit hotel and recreation area.

There is also 12 acres set aside for use by the city of Carmel and county road department for a refuse transfer station at the rear of the property.

At the southwest tip of the property about five acres is planned for general business use.

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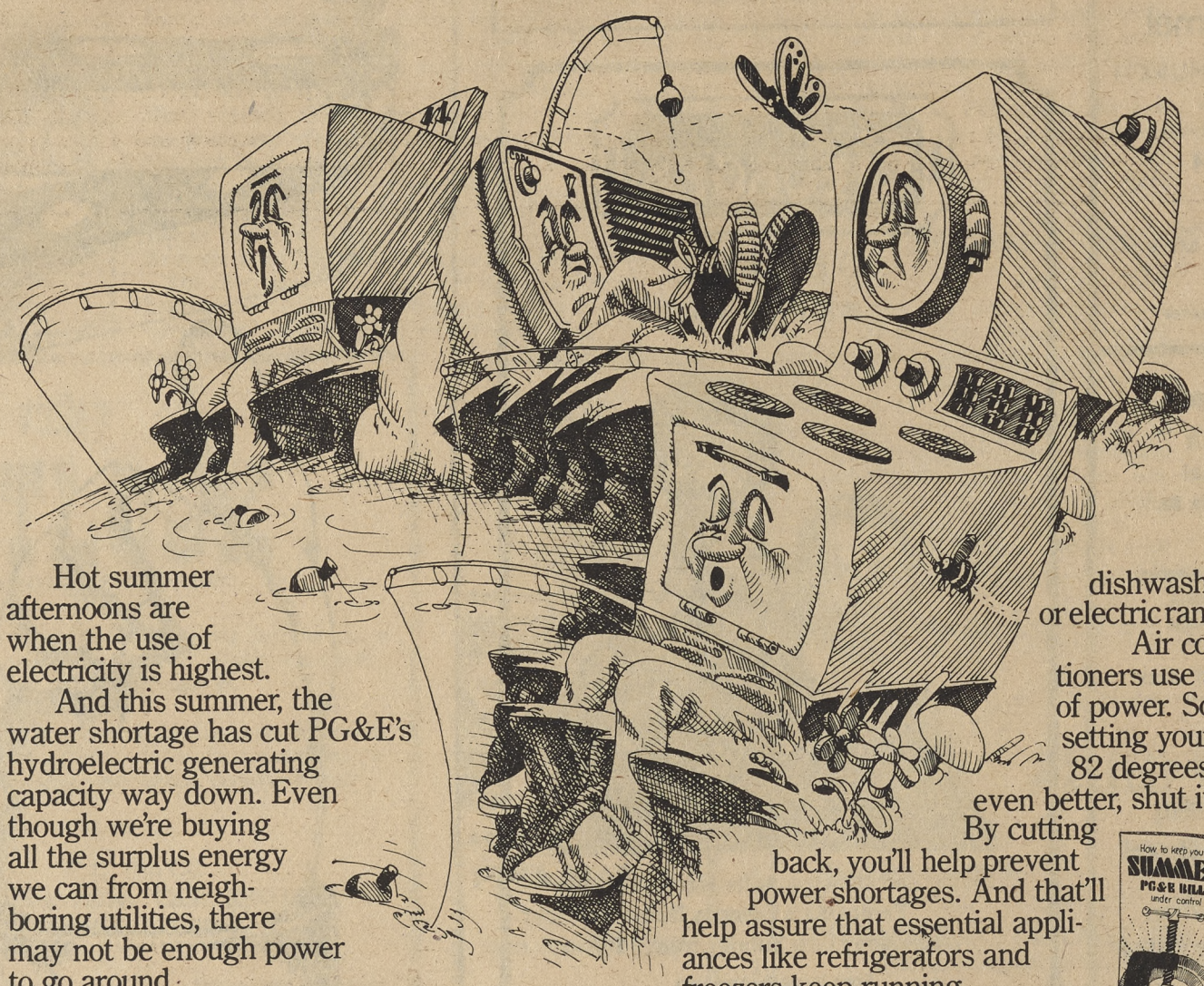

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Environmental Impact Report filed for 376 room Marriott Lodge at Rancho Canada

Rancho Canada de la Segunda, Inc. has applied for a use permit from Monterey County to construct a 376-room Marriott destination resort hotel and lodge complex on the 271-acre site near the mouth of Carmel Valley presently used for Rancho Canada Golf Club. The project would include 27 holes of the existing golf course, 12 tennis courts and other supporting recreational facilities.

Buildings would occupy 6.3 acres, or 2.3% of the site; roads and parking would take up 10.5 acres, or 3.9% of the total; and the landscaped areas, lakes and golf course would cover 249 acres of the remainder. The rest would be taken up with paths (3 acres); tennis courts (1.7 acres); and pool and pool deck, one-half acre.

A spokesman for Rancho Canada told this newspaper that the discussion of the water table in the area showed "undue concern" about the cottonwood trees near the river. The information shown below, he said, "is absolutely incorrect." He stated that there are "more trees thriving now than before Rancho Canada began." This is true, he continued, because of the golf course irrigation that has had a salutory effect on the adjacent trees.

The spokesman also took issue with the finding that the project would use more water than is presently being employed for the golf course and clubhouse. He pointed out that nine holes of the golf course and the accompanying fairways are being eliminated, and that these use large quantities of water. The 58,000 gallons per day that would be used, he said, is "considerably less than presently being used." He also said the total effects would be the raising rather than the lowering of the water table in the area.

PROJECT OBJECTIVE

The applicant proposes to construct a 376-room resort hotel complex to include 12 tennis courts and 27 holes of the existing 36-hole golf course. The Rancho Canada de la Segunda, Inc. presently leases, with option to purchase, 70 acres now containing nine golf course holes and located on the far western portion of the total 271-acre site.

The developers intend to purchase these 70 acres and construct the hotel and auxiliary recreation facilities on approximately 25 acres of this 70-acre portion of land. The tennis courts will not be located in the hotel vicinity; they will be situated northeast of the existing clubhouse. The applicant proposes to establish a scenic easement on the 271-acre site to preserve the remaining 27 holes of the golf course as an open space resource.

LOCATION

The subject property is a 271-acre site situated in the Lower Carmel Valley, on Carmel Valley Road approximately one mile east of State Highway 1, two and one-half miles southeast of downtown Carmel and five miles south of Monterey. The Carmel River runs through the property.

CHARACTERISTICS OF THE PROJECT

The resort hotel complex is proposed as a cluster of one and two story buildings. Planned recreation facilities include the golf course, tennis courts, swimming pools, a small three-acre lake, bicycle paths and a health spa.

The proposed hotel development is limited to an area of approximately 25 acres in the northwest corner of the site. Twelve tennis courts with parking are to be located just east of the existing golf clubhouse. Nine holes of the golf course are to be eliminated. Some modification in golf course layout is proposed to insure the quality and integrity of the remaining three holes. The remainder of the property will not be directly affected by the project.

Proposed commercial services include a barber shop, beauty salon, gift and convenience shop, and specialty boutique for vacation apparel, sporting equipment and similar goods. Also included as a part of the development are complete food and beverage services. Parking will be concentrated on the periphery of the site and internal circulation will be by foot, bicycle, golf cart, and a tram shuttle service between the hotel complex and the golf course clubhouse.

GENERAL PLAN CRITERIA

Due to the location of the subject property, there may be some question as to which general plan the property falls under. The Carmel Valley Master Plan and the amendment to the Carmel Valley Master Plan/Lower Carmel Valley designate the area as "rural residential expansion" at a density of 3.2 persons per net acre or 1 unit per acre.

The Monterey Peninsula Area Plan indicates two types of uses for the subject property. The western portion of the property is designated as a "suburban" residential area with a density of two to four families per net acre. The remaining portion of the property is shown "greenbelt."

ZONING

The Rancho Canada site is zoned K-G-J-B-4, as is most of the surrounding property. The current zoning classification allows, with a use permit, resort hotels and clubs at a maximum density of ten rooms per acre, with a minimum site of ten acres, and an additional one acre required for each ten guest rooms or fraction thereof exceeding one hundred. The proposed development of 376 units on 271 acres is equal to a density of approximately 1.4 room units per acre, or about 14% of the maximum allowable density.

EXISTING SITE LAND USE

The subject property was developed as a golf course in 1967. The 36-hole Rancho Canada Golf Course currently consists of a clubhouse, with dining room, cocktail lounge, banquet room and administrative offices. Additional existing facilities include a golf shop, golf cart building, and paved parking.

ECONOMIC FACTORS

The proposed project's construction and development costs are estimated to be approximately $15 million. The current market value for the project site is approximately $971,220. Total assessed value for the current site plus the proposed construction estimates is approximately $3,992,800. At an average of 6.168 cents per $100, this project will accrue approximately $246,276 in property tax revenues. Current property tax revenues on the property site amount to approximately $14,976. Thus, an increase of approximately $231,300 will be generated by the proposed project.

In addition to property tax revenue, the proposed resort hotel will generate other substantial tax revenues in the form of a 6% surcharge on transient room rates. Assuming an average room rental of approximately $50 at 75% average occupancy, room rentals will total approximately $14,100 per day. Annual room rentals would amount to $5,146,500. This project will generate a total of approximately $308,790 in state taxes.

In addition to room rentals, the hotel guests can be expected to spend an average of $25 per day, in food, beverage, entertainment, apparel and other incidentals. A portion of this can be expected to be spent on the premises with the remainder distributed locally. The total guest count at the proposed resort will be equivalent to about 205,860 visitor days per year (2 persons x 282 rooms x 365 days/year). Thus, 205,860 visitor days would generate about $5,146,500 in incidental sales. A substantial portion of this amount would be expected to remain on the Peninsula in the form of wages to sales and service employees, local services and shop profits.

When fully staffed, the proposed hotel will employ approximately 350 persons. It is probable that a majority of these jobs will be filled by locally unemployed persons. The developers estimate annual operating costs of the resort hotel — including wages and locally purchased goods and services — to range from $5 million in the first year, to $9 million by the tenth year of operation.

THE ENVIRONMENTAL SETTING

The project site is located in the westerly portion of the 35-mile long Carmel Valley. The mile wide valley is an alluvial trough formed by the Carmel River, which flows through it and empties into the Pacific Ocean about one mile south of the center of Carmel. The relatively level, lower valley is bounded both north and south by rather steep hillsides. The lower Carmel Valley is located at the southern limit of the developed area of the Monterey Peninsula.

The site is approximately five miles from the Monterey Wharf and Convention Center, six miles from Cannery Row, two and a half miles from downtown Carmel, and three miles from Point Lobos State Park. The Monterey Peninsula Airport is situated about seven miles from the proposed project site.

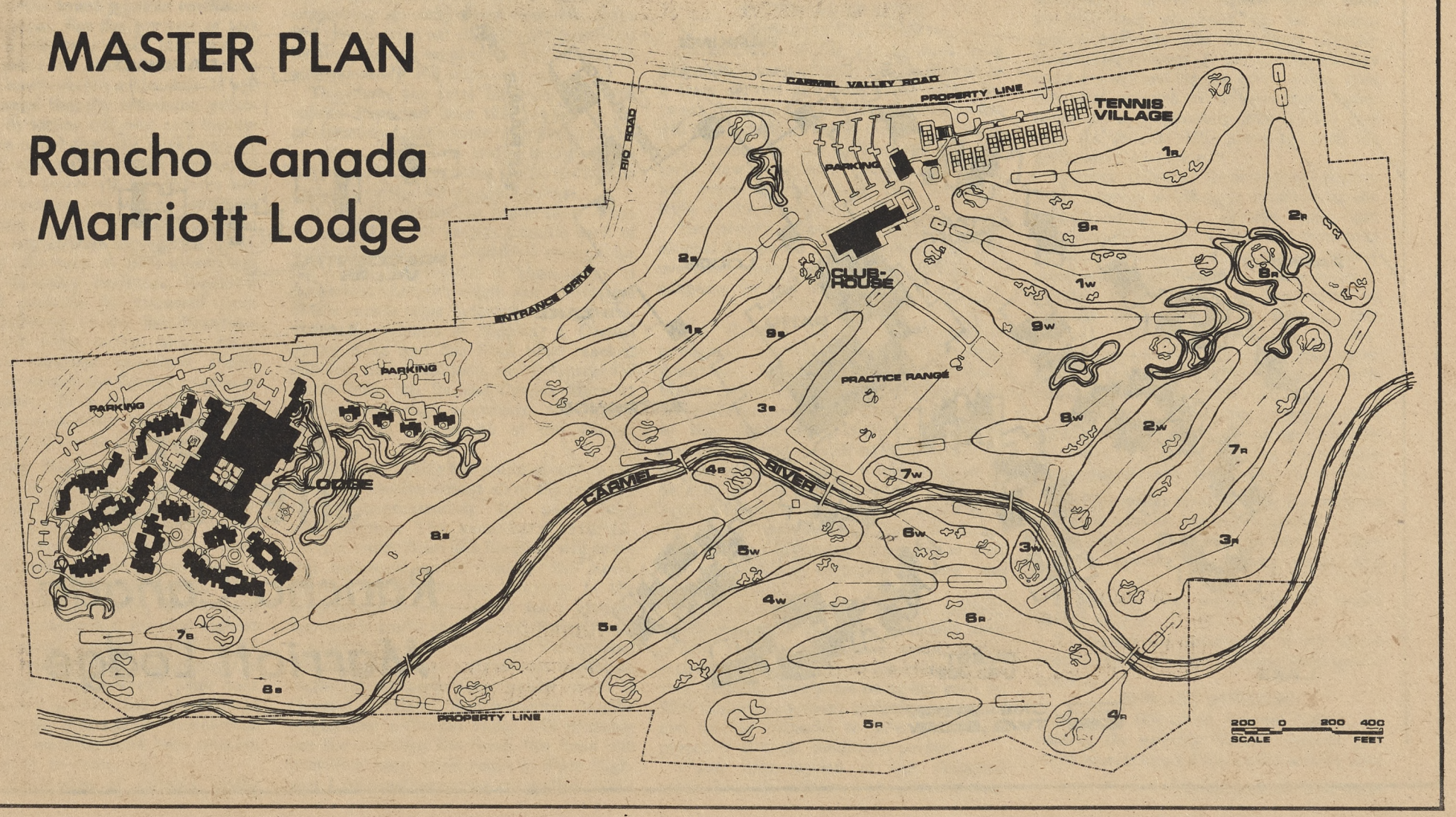
In general, the Monterey Peninsula is culturally recognized for the abundance of golf courses, tennis clubs, restaurants and sporting activities. The entire region has an assortment of spectacular scenic and historic attractions.

The lower Carmel Valley is a major center for regional shopping, assorted services and visitor accommodations. The

Continued on next page

MASTER PLAN

Rancho Canada Marriott Lodge



Environmental Impact Report for proposed

Continued from preceding page

sector immediately west of Rancho Canada, from Highway 1 to Val Verde Drive is subject to the Lower Carmel Valley Master Plan Amendment, which permits residential density at four units per acre, directly abutting the Rancho Canada property, as well as additional transient facilities and offices.

Present land uses in the area between Highway 1 and Val Verde include shopping centers, banks, hotel, restaurants, automobile service stations, professional offices, a theatre, fire station and housing.

Rancho Canada is bounded on the south by predominantly undeveloped steep hillsides. East of the property is Hacienda Carmel, a condominium project built on diked land south of the river. Also to the east are single family dwellings built on one acre parcels on Via Mallorca.

The property is bounded on the northeast by Carmel Valley Road. Beyond the road lies open land of rather steep topography. The northwesterly section of the property is bounded by the Community Church of the Monterey Peninsula and the Carmel Valley Middle School, including its bus parking yard and extensive play fields.

THE SITE

The Marriott Rancho Canada project is a 271-acre portion of property composed of nine separate parcels as described in the Monterey County Assessor's parcel map books. The subject property has been developed into two 18-hole golf courses, now known as the Rancho Canada Golf Club. The construction of the present golf course involved extensive grading, recontouring and landscaping, with approximately 3,000 trees added to the site. The golf course includes five bridges over the Carmel River and several small man-made lakes.

Overall, the site is relatively level, sloping gradually down to the river.

GEOLOGY

The project site, in common with the rest of the lower Carmel Valley, is underlain by quaternary alluvium. It is estimated to be between 120-160 feet deep and consists of sand, gravel and silt.

A number of faults are indicated on the maps of the Seismic Element of the Monterey County General Plan. The active San Andreas Fault if located approximately 28 miles northeast of the subject site. The Palo Colorado-San Gregorio Fault zone, is located offshore approximately one and one-half miles west of the project site.

IMPACT

The subject property is located in Zone 11 on the Monterey Peninsula Geotechnical Map of the Seismic Safety Element of the Monterey County General Plan. The Seismic Safety Element indicates that seismic activity centered on either the San Andreas fault or the Palo Colorado-San Gregorio fault zone may cause moderate to major problems with respect to lurch, cracking, lateral spreading, vibration damage, and liquefication at this site. This site is also subject to major subsiding and uplifting action from fault movements.

The project sponsors propose to utilize low-rise wood frame construction. The inherent flexibility of a one story wood-frame structure appears to be resistant to initial ground acceleration and sustained shaking caused by the occurrence of an earthquake.

In accordance with the Seismic Safety Element of the Monterey County General Plan, the staff recommends the developer provide routine drainage control and landscaping plans to be approved by the Monterey County Planning Director.

SURFACE HYDROLOGY

The 100-year flood line of the Carmel River passes through the project area at an elevation of approximately 35 feet. Plans indicate that all buildings will be situated at elevations higher than 35 feet.

The buildings and paved parking areas will significantly increase the amount of impervious surface.

The presence of the 100-year flood plain on part of the site is expected to have little or no significant impact on project. The resort-hotel complex and tennis courts will be located above the flood plain. The golf course greens are the only part of the proposed project that will fall within the 100-year flood plain.

The proposed project will alter the surface runoff. Runoff from paved surface contains significant levels of suspended materials, nutrients, grease and oils, and other foreign materials created by vehicular and pedestrian traffic. The initial runoff from a storm washes such pollutants off the surfaces and could convey them to the point of discharge — the Carmel River. These pollutants could have an effect on the plant and animal life in the Carmel River and in the Carmel Bay which has been designated as an Area of Special Biological Significance (ASBS).

The project sponsors propose the following mitigation measures:

No buildings are to be sited in the flood plain.

All building floor levels will be at least one foot above the 100-year flood plain level; specifically, finish floors of all buildings will be at a minimum elevation of 38 feet.

The staff proposes that parking facilities shall be designed to effectively infiltrate or treat runoff to prevent the introduction of pollutants into the Carmel River. The parking lot design shall be approved by the Director of Planning.

In the immediate construction area of the hotel, the golf course planting will be removed by clearing and regrading activities. It should be recognized that there exists a direct relationship between cottonwoods and fluctuating groundwater levels. Cottonwoods along the Carmel Valley tend to lose vigor from subsiding groundwater supplies.

The golf course landscape plans incorporating the present view of Carmel River riparian vegetation must recognize the possible impending loss of most of the cottonwoods due to groundwater level subsidence. The continued pumping of the property's wells will lower the groundwater table in the near vicinity.

The developers propose that after construction of the hotel complex is completed, new landscaping will be installed, along with the replanting of some of the displaced plant material.

Staff recommends:

New landscaping should incorporate as many drought-resistant and/or native plants as possible.

In anticipation of the possible impending loss of the existing cottonwoods, developers should plant trees more independent of groundwater levels, such as oak and bay trees.

Changes in groundwater percolation, due to construction activities or landscape irrigation, should be avoided by diverting surface drainage around or away from the existing cottonwood trees, to prevent these trees from becoming constantly inundated.

Install underground irrigation system to systematically water the cottonwood trees.

AESTHETIC CONSIDERATIONS AND OPEN SPACE

The project site is visible from many locations from both within the confines of Carmel Valley and outside of Carmel Valley and the site serves as an important visual component of the lower Carmel Valley as needed open space. According to *The Peninsula Tomorrow*, Monterey Peninsula Area General Plan, "In order to keep development from sprawling continuously throughout the length of the Valley three large open areas are shown. One is at the entrance of the Valley. This would provide a sharp break from urban Carmel. It should remain a farm protected by scenic easements to announce that one is entering rural Carmel Valley. . ."

The open area at the entrance of the Valley has been greatly altered. Only one small parcel off of Val Verde Drive still remains in agriculture. Although changed from its natural state, the 271-acre Rancho Canada Golf Course presently functions as an open space element and provides a significant buffer between the highly urbanized area of the Lower Carmel Valley, and the more rural character of the upper portion of the Valley.

The site is visible from the subdivisions on the hills to the north of Carmel Valley — South Carmel Hills, Carmel Knolls, Rancho Rio Vista and Carmel Views. The site is visible from the undeveloped hills that form the southern boundary of Carmel Valley. It is also visible from scattered locations along Carmel Valley Road and Jacks Peak Regional Park.

The project site consists of a 36-hole golf course and clubhouse, with the greens being the predominant visual feature. The open space character and the location of the project make it an important visual focus and open space resource to Carmel Valley.

IMPACT: The proposed project would convert a portion of the golf course into an urban-type use. The rooflines of the resort hotel and the tennis courts will be visible from portions of Carmel Valley Road. The Community Church, the Carmel Middle School and the mature cypress trees that line the back portion of the Middle School's property will help screen the proposed project from a large portion of Carmel Valley Road. When completed, the resort hotel will be clearly visible to the subdivision homesites on the northern hillsides, the hillsides to the south and select locations in Jack's Peak Regional Park. The proposed structures will change the open space character of the site.

As noted earlier, the Monterey Peninsula Area General Plan indicates that open space should separate the urban lower valley from the more rural upper portion to prevent urban sprawl from reaching up the entire length of the Valley. The proposed project will destroy a portion of that open

LODGE SITE PLAN

Rancho Canada Marriott Lodge

oposed Marriott Lodge at Rancho Canada

space and thus represents a significant impact on the aesthetic qualities and open space resources of the Carmel Valley.

The developers propose: 1. Heavy landscaping along the southern and western property boundaries to minimize views of the resort development's structures.

2. Heavy landscaping to surround the tennis courts, however, it should be noted that these measures will not actually mitigate the loss of open space.

Staff proposes: 1. Buildings should not exceed 35 feet in height (in accordance with the zoning regulations).

2. The proposed development must not exceed the topographic heights as proposed in the grading plan.

3. A scenic and conservation easement shall be deeded to the County of Monterey in perpetuity for the entire 271 acres, exclusive of the area occupied by the resort hotel complex and the existing clubhouse facilities (approximately 25 acres).

TRAFFIC AND CIRCULATION

The Rancho Canada Marriott Lodge project will generate significant tourist-related traffic. The project will affect circulation in terms of additional traffic loads and physical changes in the roadways.

Two basic assumptions were made regarding the traffic situation and must be clarified prior to a detailed discussion on traffic. The following assumptions have been made:

1. Rio Road will be extended and will become a major access road for this project. The extension will begin in the Val Verde Drive area, and head in a northerly direction. Rio Road will then run along the periphery of the project property, behind the Carmel Middle School and the Community Church, and will again take a northerly direction and intersect with Carmel Valley Road.

Monterey County Department of Public Works has determined that Rio Road shall be extended with the full costs of the extension born by the Rancho Canada Marriott development. Monterey County has designated the Rio Road extension as a planned alignment to be included in the county maintained road system. This plan line was adopted by a Monterey County Ordinance in 1969.

The County Public Works Department has indicated its opposition for the Rancho Canada Marriott project to utilize Carmel Valley Road as the main access to the project, due to existing heavy traffic volumes and unstable flow conditions. The extension would divert the project's traffic away from Carmel Valley Road and allow a major portion of project traffic to use Rio Road as principal access to the hotel.

2. **Estimated traffic volumes and traffic related impacts resulting from this project are based on the worst possible conditions that might occur.** For the purpose of this discussion, it will be assumed that most of the hotel guests and customers will arrive at Rancho Canada via the automobile. It will also be assumed that the remaining guests who arrive by airline will rent cars locally. It should be noted that the developers of the project anticipate a large portion of their guests to arrive via the airlines and intend on providing an airport limousine service. Rancho Canada Marriott intends on catering to conventions during the week, anticipating that most of these guests will fly to the Monterey Peninsula. Weekend guests will probably be attracted from southern California or the San Francisco Bay area and drive to the hotel. As a consequence, weekend generated traffic could meet or exceed the figures estimated in this report. Thus the actual traffic volumes generated from this project on weekdays may not be as high as indicated.

Surrounding Roads and Existing Conditions: The major access roads to the project are State Highway 1, Carmel Valley and Rio Road. Congestion presently occurs on Highway 1 and on Carmel Valley Road between Highway 1 and Carmel Rancho Road during peak travel periods. The highest peak hours are during the weekend from 1-3 p.m. on Saturday; the next highest hour is the typical weekday peak from 4-5 p.m. Traffic volumes occurring during the summer months. The weekend peak hour traffic includes tourist and recreational trips, plus trips oriented to commercial activities. The weekday peak hour consists largely of work to home trips.

A brief description of existing traffic volumes is given for each of the major roads in the project's vicinity:

State Highway 1 — The present level of service is at "E" or unstable flow conditions with traffic volumes at or near capacity. Highway 1 will be the primary artery serving the Rancho Canada Marriott project.

Carmel Valley Road — The present level of service for the portion of the road between Highway 1 and Carmel Rancho Boulevard is also at unstable flow conditions. The section of Carmel Valley Road east of Carmel Rancho Boulevard to Via Petra is at level of service "B" or stable flow.

Rio Road — The present level of service on Rio Road east of Highway 1 is at level of service "D" — approaching flow conditions.

Carmel Rancho Boulevard — The level of service is presently at level "C", stable flow. The Rio Road extension will undoubtedly reduce a small portion of the traffic on Carmel Rancho Boulevard and the western portion of Carmel Valley Road.

Traffic volumes for this project will be generated from the following sources: Assuming 100% occupancy of the 376 rooms, the hotel will eventually generate approximately 2,106 vehicle trips per day. The golf course is expected to generate 950 vehicle trips per day. The tennis courts will add 120 trips, while an additional 106 trips will be generated from the restaurant. The supporting specialty shops will add about 200 vehicle trips per day. Traffic generated by the project's employees will amount to approximately 700 trips per day.

Therefore, the total increase in traffic volume expected from this project is approximately 4,082 vehicle trips per day. The resulting increase in traffic will have an adverse affect on existing traffic circulation patterns in the surrounding areas.

It is impossible to determine what percentage of the project's traffic each of the above mentioned roads will receive, for the actual distribution of road usage is dependent upon the origin and destination of this vehicle trips undertaken. In general, the traffic volumes on Highway 1, Carmel Valley Road and Rio Road have reached unstable flow conditions, and the increased traffic from the Rancho Canada Marriott project will only aggravate the traffic problems at the mouth of the Carmel Valley.

Highway 1, being the major artery in the area, will receive almost all of the project's traffic (approximately 408 peak hour movements). The secondary arteries, Carmel Valley Road and Rio Road will share this increased traffic volume. Rio Road, serving as the principal entrance to the project, can be expected to see a greater increase in traffic than Carmel Valley Road.

Linking Rio Road to Carmel Valley Road will ultimately have a significant impact on traffic circulation patterns at the mouth of Carmel Valley. South-bound traffic originating in Carmel Valley will probably use the extended Rio Road. Rio Road will provide a more direct route to State Highway 1, eliminating excess congestion, turns and stop signals that are now encountered using Carmel Rancho Boulevard and Rio Road.

Rio Road would thus experience an increase of traffic from two sources — the proposed hotel, and local Carmel Valley traffic. This increase will tax Rio Road's service ability and the level of service can be expected to drop from level "D" to unstable flow level "E." The impact of this added traffic will result in varying degrees of increased traffic congestion at local intersections. Increased traffic volumes generally result in increased potential for traffic accidents, however, no estimate is made of possible increases in accidents.

The developer proposes the following mitigation measures: 1. Provision of limousine or van for airport pick-up and delivery.

2. Provision of complete on-site services, including convenience shopping, to reduce need to travel off the premises.

3. Special shopping and sight-seeing trips to be organized by the hotel in an effort to reduce off premise traffic.

Staff mitigation measures include: 1. The Rancho Canada Marriott developers shall complete the Rio Road extension as an integral part of the development plan.

2. Guests and clientele should be encouraged to use available public transportation.

INTERNAL TRAFFIC AND CIRCULATION

Internal auto traffic will be kept at a minimum. Internal traffic will be limited to a tram service and pedestrian paths between the hotel and golf clubhouse. The site will also include an extensive internal pathway system for use by bicycles and golf carts. New and existing roads and parking will cover approximately 10.5 acres, or 3.9% of the total site.

The project proposes to supply an additional 814 paved parking spaces and 119 overflow spaces. Proposed parking is adequate for this project.

WATER

The Rancho Canada clubhouse is presently served by the California-American Water Company (Cal-Am). Meters in place have sufficient capacity to serve the proposed resort hotel in addition to the clubhouse. The golf course is presently irrigated with water supplied by four on-site wells which would continue to be used for this purpose. These wells also supply water for the ten ponds which form the water hazards. An average of approximately 550,000 gallons per day is used for golf course irrigation during the summer season.

It should be noted that present drought conditions on the Monterey Peninsula have caused Cal-Am to impose strict water rationing on customers within their service area. Existing hotels are being cut back by 20% under the present rationing program, and further cutbacks to 50% can be expected if drought conditions persist.

Water consumption of the proposed resort hotel is estimated at approximately 58,300 gallons per day (GPD), or a total of 65.3 acre-feet per year, not including irrigation. To develop this project, approximately 25 acres of grass is being replaced by buildings, paved areas, and plant material other than turf. Another 25 acres of golf course will revert to less highly maintained turf with lower irrigation demands.

The developer has indicated a preference to utilize Cal-Am water for the hotel and restaurant. Water for the swimming pools, landscaping, and irrigating the golf course would be supplied by the on-site wells. These wells presently supply approximately 690,000 GPD. The plans call for the removal of nine holes of the golf course to be replaced by buildings, paved areas and landscaping. The proposed project will use approximately 590,000 GPD from on-site wells, or a decrease of 100,000 GPD from on-site wells.

Cal-Am presently supplies approximately 7,984 GPD to the Rancho Canada Clubhouse. Assuming that the Monterey Peninsula was still subject to water rationing when the Rancho Canada Marriott project was completed, the amount of water supplied by Cal-Am would be contingent upon the extent of the rationing program. Assuming that the developers cannot obtain water from Cal-Am, the on-site wells could serve as an alternative source. These wells have already been approved fit for human consumption by the Monterey County Health Department. If the Rancho Canada wells are utilized for the resort hotel, then the total amount of well-supplied water would be approximately 38,370 GPD less than the 690,000 GPD presently used for golf course irrigation.

Utilizing either of these two alternative water sources would have an effect on the ground water table, specific wells, and vegetation in Carmel Valley. The numerous variables involved and the lack of widely accepted data concerning available water in Carmel Valley make it impossible to quantify these effects. In general, this project will contribute to an undeterminable lowering of the ground water table in the Carmel Valley aquifer which could affect the riparian vegetation.

An additional impact can be expected to occur in the vicinity of the project's wells; there will be a lowering of the water table in the general area surrounding these wells.

Staff proposes the following measures to conserve ground water resources:

1. Require the installation of flow limiting devises on shower heads and faucets.

2. Require the installation of water saving toilets.

3. Require the installation of low water consuming landscaping (preferably native species).

SEWAGE DISPOSAL

Much of the lower Carmel Valley, including the existing Rancho Canada golf clubhouse, is located within the service area

Continued on next page

Project Water Requirements	Gallons/Day	Gallons/Year	Acre-Feet/Year
* Hotel Rooms (376 rooms-100% occupancy)	45,120	16,468,800	50.5
* Restaurant (425 seat capacity)	12,750	4,653,750	14.3
+ Swimming Pool (total of 8 pools @ an average of 20,000 gallons each to fill)	438	160,000	.5
+ Grounds & Landscaping	25,000	9,125,000	27.9
+ Golf Course	565,000	206,225,000	632.7
* Clubhouse	7,984	2,914,160	8.9

* Water to be supplied by Cal-Am

\+ Water to be supplied by existing wells on property

Marriott Lodge at Rancho Canada EIR

Continued from preceding page

of the Carmel Sanitary District. The majority of the golf course property, however, including the proposed hotel site, is not presently within the district. The current ban on annexation imposed by the sanitary district prevents the Rancho Canada Marriott project from hooking up to the district.

The sewage treatment plant, located about a mile downstream on the south side of the river, is rated at 2.4 million gallons per day, and discharges secondary effluent through about 900 feet of outfall into Carmel Bay. Because the bay has been designated an Area of Special Biological Significance (ASBS) studies for alternate forms of disposal are underway. These include such possibilities as land disposal or export to Monterey Bay. The long range plan includes enlargement of the plant to 4.0 mgd by 1980. Present problems revolve about inadequacies of sludge digestion and drying facilities with a $1.5 million grant application pending to provide corrective measures.

Under normal circumstances the property would be routinely annexed to the district and be served through a 24-inch main located approximately 222 feet east of the centerline of Carmel Rancho Boulevard and 47 feet north of the centerline of Rio Road. This trunk line has ample capacity to serve the proposed development. Its depth is about 9 feet and average ground gradient is better than .2%, so no elevation problems exist.

The resort hotel development can be expected to produce an estimated 57,870 gallons of sewage per day during peak periods.

The developer hired Clean Water Consultants of Santa Ana, California, to conduct a preliminary investigation into alternative methods of disposing of project generated sewerage. There are two alternative disposal methods that might be considered: 1) disposal to the Carmel Sanitary District system during off peak periods, and 2) treatment of sewage at the golf course followed by disposal of treated effluent through the golf course irrigation system. Septic tanks are not being considered as an alternative sewage disposal method.

A brief summary of the two alternative disposal methods proposed by the developer follows:

Alternative 1 — Disposal to Carmel Sanitary District During Off Peak Periods:

Preliminary investigation indicates that there is a limited volume of sewage entering the plant during peak morning hours. During the remainder of the day the flows are of lesser volume reaching a minimum between midnight and 6 a.m. The main problems with treatment efficiency appear to occur only when the flows are above the daily average. Therefore, it appears that once the treatment plant's solids handling capability is expanded, additional flows could be efficiently treated during the early morning hours without affecting the ability of the plant to treat sewage during other times of the day.

To develop a system for off-peak discharge of sewage from Rancho Canada certain facilities would need to be built at the golf course, including a basin to store the daily flow of sewage from the hotel, a pump station and pipeline to transport the stored sewage to the district's pipeline and then an extension of the district's trunk sewer system. The pump station would be designed to pump only during the low flow periods of the day and could be automated so that pumping would occur only when the flows to the district's plant actually fall below a preset rate.

The use of storage systems with off-peak discharge is a generally accepted way to relieve capacity problems in both sewage collection systems and treatment plants. In addition to relieving capacity problems it can also provide for more effective utilization of expensive treatment facilities.

The system could be operated and maintained by sanitary district personnel if that became desirable. The storage and pumping system could be abandoned and removed when the district's plant expansion is completed, or if desirable, at that time could be taken over and operated by the district.

This alternative plan would be dependent upon the modification of Carmel Sanitary District's plant to adequately handle sludge digestion and increase the plant's drying facilities. The developers may negotiate with the Carmel Sanitary District to pay for plant modifications. Plant expansion could be a growth-inducing factor in that expansion would allow additional hook-ups.

Alternative 2 — On-site Treatment with Disposal by Irrigation:

Treatment of wastes from the hotel in a small plant located on or adjacent to the golf course and subsequent use of the reclaimed water for irrigation is another possible alternative.

Issues to be considered with this alternative are aesthetics and odors, effects of treated sewage on landscaping, and concern for public health. Sufficient land is available on land adjacent to the golf course so that the plant can be located away from both the hotel and the existing clubhouse. Effluent from the plant will be odorless, should not be discernable as other than fresh water, and can be classified as good irrigation water.

Public health matters are of greater concern. Golfers and others can be protected from airborne spray by irrigating only when the course is not in play, and by establishing buffer zones around buildings, patios, and other public areas, inside of which no reclaimed water may be used in the irrigation system. At Rancho Canada the problem of sprays is further reduced because of the small amounts of reclaimed water to be applied compared with the total amount of irrigation water used. In addition, because of the large land area available, it is possible to choose areas to receive diluted reclaimed water which are remote from both and hotel and club facilities.

Other concerns for the safety of the ground water supply center on several elements: pathogens, heavy metals, nitrate, salt buildup and stable organic material.

CUMULATIVE IMPACTS

Continued growth and development in the Carmel Valley area will lead to a variety of adverse cumulative impacts on the environment. It should be noted that the lower Carmel Valley is experiencing rapid growth — for example, the Barnyard Shopping Complex, the near completed Arroyo Carmel Subdivision and several proposed projects including Rio Road Motel, the Carmel Rancho Post Office Subdivision (to include a post-office, library, financial institutions and motel) and the proposed Odello Agricultural Land Preservation System project (to include a 200-room inn, a commercial area along Highway 1, 97 dwellings, a planned commercial area and approximately 68 acres to remain in permanent agriculture). This site consists of a total of 168 acres zoned "ST-D Maximum 6.1 units per acre," "ST-D Maximum 25 units per acre" and O-D or open space.

The cumulative impacts resulting from approved and proposed projects should be considered when reviewing water supplies, water quality, traffic situation, noise levels, sewage treatment facilities, air quality and aesthetic resources.

WATER RESOURCES

Further development will result in a demand on water resources which are currently short in supply. The combination of increased development and continued drought conditions will perpetuate a shortage in available water. In addition, increased impervious surfaces will result in a minor amount of ground area that will be lost to aquifer recharge.

WATER QUALITY

This project and other future projects in the immediate vicinity could tend to increase the quantity and decrease the quality of stormwater runoff into the Carmel River unless proper mitigation measures are employed. (The Carmel River empties into Carmel Bay which, as noted earlier, has been designated an Area of Significant Biological Significance. Further development will not only increase the impervious surface (e.g. roofs and pavement) but will also add drippings of petroleum based pollutants from motor vehicles.

According to a progress report by the U.S. Army Corps of Engineers, "various species in the biological community are susceptible to the cumulative effects of waste constituents from Carmel River runoff and also from the secondary treatment effluent discharged into the bay from the Carmel Sanitary sewage treatment plant."

TRAFFIC, AIR QUALITY, NOISE LEVELS

Additional traffic volumes due to future developments will aggravate already serious conditions on the area's roads and highways. Many of the area's roads are at or approaching unstable flow conditions; the cumulative effects of increased traffic represent a significant adverse impact. In turn, a cumulative increase in traffic and consequently auto emissions will lead to an overall decrease in the area's air quality and increase in noise levels.

AESTHETIC RESOURCES

In addition, although much of the lower Carmel Valley is currently developed, the cumulative visual impact of further development in the area of this proposed project should be considered adverse. This project will not only contribute substantially to the urban view presented in the lower valley, but will also cause the urban view to spread further up the valley.

ENVIRONMENTAL EVALUATION

No Project Alternative: The "no project" alternative would mean no changes or new uses for the project site. This would preserve desirable open space and retain a recreational resource. From an environmental standpoint, the "no project" alternative will not produce the adverse impacts that were addressed earlier in this report.

Lower Density Development: The alternative of resort hotel use at a lower density would result in similar environmental impacts, but at proportionately reduced levels. By reducing the resort hotel to half of the proposed plan — 188 rooms — the impacts on traffic, water, sewage, air quality and noise would be cut in half. This lower density project would still have an impact on the cottonwoods by continuing to decrease the ground water levels and would also have a significant adverse visual and aesthetic impact on lower Carmel Valley's open space. The developers feel that this alternative is not economically feasible for them to undertake.

Residential Development: The residential development alternative would be located on the same 25-acre piece of property that the hotel proposes to utilize. Using innovative clustering techniques, 25 dwellings could be constructed on a portion of the parcel, leaving the remainder to be dedicated to open space. Under this alternative plan, 27 holes of the 36-hole golf course would remain and could also be dedicated to open space. This plan would result in adverse environmental impacts, but to a lesser degree than the proposed resort hotel.

GROWTH INDUCING IMPACTS

The resort hotel, in full operation, will employ approximately 350 employees. It is expected that a majority of these jobs will be filled by the unemployed in the local area. The project sponsors have indicated that they desire to hire locally, thus, in this respect, the project will not be significantly growth inducing.

Tourism is a significant and basic industry on the Monterey Peninsula. The sizeable expansion of accommodation and recreation facilities as proposed by this project will certainly reinforce the Peninsula's tourist image. This project along with other similar projects in the offing will enable local promoters to offer convention and event schedules on a larger scale than previously possible. This increase in scale will help shift the present local/regional emphasis toward a regional/national scale.

Tourists and professional and business convention clients will expand the need for recreational, medical and public services in the local area. Attendance at local theaters, playhouses, restaurants and night spots will also experience growth in patronage. In general, the local businesses and commercial establishments will experience an increase in trade from the tourist expenditures. In addition, the hotel will require continued supplies of food and beverages and other hotel operating commodities.

The extension of Rio Road could also be considered a growth-inducing factor. The extension will create additional access to the undeveloped land on Val Verde Drive which could have the affect of promoting more rapid development in that area.

In addition, the resort hotel development in itself could act as a catalyst to increase higher density development in the lower portion of the Valley, above and beyond the present boundaries as proposed in the Lower Carmel Valley amendment to the Monterey Peninsula Area General Plan.

Expansion of sewage treatment plant will allow more hookups which could be viewed as growth inducing.

About Rancho Canada wells

DATA ON RANCHO CANADA WELLS
By Carl Hooper, George Bestor and Associates

The (Rancho Canada) golf course, a 36-hole course, presently irrigates approximately 200 acres with water supplied from four on-site wells. These wells also supply makeup water for the ten ponds which form the water hazards.

The four wells are widely spread throughout the golf course, 1,600-2,000 feet apart. One is south of the river, the other three are north of the river, with well #3 being within the site under consideration for hotel development (approximately 60 feet north of the river, west of the west bridge).

Each of the wells consists of 12-inch casing set in a gravel packed 24-inch bore, ranging in depth from 80 to 132 feet. Perforations are factory louvered, ranging from 48 to 96 feet of perforated zone. None have sanitary seals. Since static levels are quite shallow (14 to 25 feet below surface) it would be essential to add a seal to any well that was to be used for domestic purposes.

Each well is presently equipped with a 50 horsepower electric driver to deliver 650 gpm at 100 psi pressure at ground level. Well #2, nearest the clubhouse, has a variable speed driver to maintain constant pressure on the system. The development tests on the wells indicated probably maximum capacities in the range of 1600 to 2000 gpm, ranging from about 27 to as high as 90 gallons per minute per foot of drawdown.

Well #3 averages about 40 gpm per foot. The total depth of 80 feet (48 feet of perforations) would probably yield only about 1200 to 1400 gpm after setting of a 50-foot sanitary seal. Well #1, at the east end of the course, yields 1200 gallons at only 14 feet of drawdown, indicating a probable capacity of well in excess of 2000 gpms if equipped for 70 or 80 feet of drawdown.

The entire irrigation system of piping is tied together so that all four wells deliver to a common system. Well #2, the variable speed pump, supplies all needs up to 350 gpm. As consumption exceeds that volume, pressure switches (with time delays) start the other pump sequentially, up to a maximum of about 1400 gpm, with higher volume at pressure below 100 psi, of course.

WATER QUALITY

Total chemical analysis is not available for all wells, but a 1973 test on well #2 indicated: hardness—321 ppm, salinity—117 ppm, iron—0.84 ppm, manganese—0.25 ppm, pH—7.28, specific conductivity—800. This well is the only one with a major iron problem, 0.30 being the maximum allowable versus 0.84 actual.

Other wells have some iron problem, but not as high as this. It is probable that any domestic use would require installation of an iron removal facility, possibly by rapid filtration, possibly by aeration and clarification. This would be a cost factor, but not a major deterrent to feasibility.

By comparison, Cal-Am's nearest well at Schulte Road, about 3.5 miles upstream from the project site, shows 3.39 ppm iron — four times the amount in the worst Rancho Canada well — and it is economically treated. Tests on the Odello well about a half mile downstream showed only 0.37 ppm iron, quite surprisingly. Any estimate of cost of iron removal should be based upon a test of the water from the specific well to be used (#3) taken after installation of a sanitary seal since it is not inconceivable that restriction of the upper level inflows could change quality.

Bacteriological tests are made periodically by the County, with no report of problems on any well, even without the sanitary seals.

feedbag

by Lucy Smithson

Within the memory of most living Americans the right of a citizen to travel by automobile has been sacred. The automobile has been provided with convenient routes between all places a traveler might wish to go. Suitable surfaces are provided for it. Safety, speed, comfort, the scenery near the roads — all are the traveler's due.

A large portion of tax dollars has been spent on construction, maintenance and administration of auto roads. Houses have been moved to make way for highways. Whole cities have been redesigned. Nobody blinks an eye.

But within the last few years people have begun to remember that there are other means of transportation than automobiles. Always have been. Still are. Non-automotive transportation used by citizens and taxpayers who are just as much loyal Americans as automobile drivers. It is not un-American to ride a bicycle or a horse or to go by foot in order to get from one place to another. Even people who sometimes drive cars don't always drive.

The rights of citizens to travel by whatever means they chose was a sacred right before the invention of automobiles. You can see where this is leading...TRAILS. They were here first, many are still here. More and more citizens are sitting up and taking notice when traditional trails get closed off. More taxpayers are hassling their government officials.

Trails are roads. That's how legislation treats them. They deserve the planning, construction and legal protection of roads. They preserve the citizen's traditional freedom of movement and right to a tax-supported transportation route.

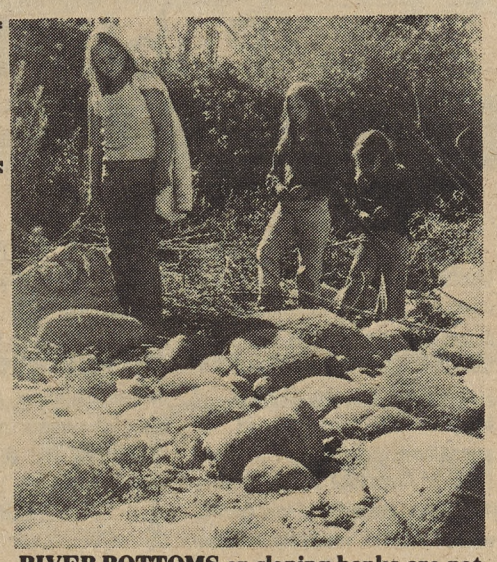
Taxes in proportion of course. But the most ardent trail user is not asking for more than his fair share. It turns out, dollar for dollar, that your taxes go farther when they travel by trail. Lots farther. Trails are the tax bargain of the year. They're so much cheaper than any other form of transportation, it brings a canary-eating smile to the faces of tax-reformers.

A $60,000 bikeway may divert enough traffic to make $600,000 in traffic improvements unnecessary. A safe route for children to walk to school may save a school bus and make expensive physical education plants fight for *their* funding.

A few persons who stoutly refuse to leave the shelter of their autos protest that people have no right to travel by other means. If they do, it's not transportation — it's (Oh, fie!) recreation.

"Recreational" trails may be opposed by Sunday afternoon drivers, by sports car owners, by those who opt for the diesel engine on their Mercedes. Now who's being un-American.

Everyone knows you never *drive* anywhere for recreational purposes.



RIVER BOTTOMS or sloping banks are not suitable trails. Holly Smithson, age 10, Jessica Eisner, age 8, and Anne Smithson, age 8, scramble over rocks and snags.

In 1971 when the Monterey County Board of Supervisors adoped the trails element of the Monterey County General Plan, they chose to implement it by requiring trails dedications as conditions of subdivision when such subdivision took place along the route of desirable trails.

Unfortunately, they didn't require any kind of standards, plot maps, feasible routes, etc. of the subdivider.

Often, the subdivider will plan every inch of buildable land and dedicate as a trail whatever is left over — the vertical cliffs, the river bottom (under water), the sloping river bank — even though trail construction would remove the very vegetation that holds his land in place.

Of all the trails dedications in Carmel Valley — and there have been many — only two are actually passable. The trail graded in the Robles Del Rio hill behind Rosie's Cracker Barrel has been a major foot-traffic route since 1927. And behind Riverwood — Carmel Lago there's space to go in and out the tennis courts and power substations.

Beside the clubhouse of the Carmel Valley Golf and Country Club, the dedicated trail route is being used as a rubbish tip for tree cuttings and other trash. Wait till the flood washes that down to the bridge.

Rancho Del Robledo near Carmel Valley Village dedicated the strip of riparian vegetation between its existing cliff-top road and the river bottom as a scenic easement and the trail is supposed to run through that somewhere. Crawl through, hanging on with both hands and feet is more like it.

A mid-Valley subdivider in 1977 purposely dedicated his strip of trail as one foot wide and in the deepest portion of the river channel. "It's just a joke, what the county requires," he said. He is also using the bank as a tip site for tree stumps. Lovely.

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Public Notices

NOTICE OF HEARING ON PROPOSED AMENDMENT TO THE ZONING ORDINANCE NO. 911 (Upper Carmel Valley area)

NOTICE IS HEREBY GIVEN that the Monterey County Planning Commission, after following the procedure specified by law, has recommended to the Board of Supervisors of the County of Monterey the adoption of an amendment to Sections 10-7K and 10-8K of Ordinance No. 911, being the Zoning Ordinance of said County, which would reclassify certain property located on Sub 1 of Lot J of Sub 4 of Lot 4B, Parcel 3, Assessor's Map Los Laureles Rancho, Upper Carmel Valley area, from an "K-G-J-B-4" District to an "R-1-A-D-B-6" District, to allow a residential subdivision of 20 lots. (RANCHO DEL MONTE No. 15 SUBDIVISION).

NOTICE IS FURTHER GIVEN that the said Board of Supervisors has set Tuesday, the 9th day of August, 1977, at 11:30 a.m. at the Chambers of said Board in the Courthouse, Salinas, California, as the time and place all persons interested therein may appear and be heard thereon.

Dated: July 19, 1977

ERNEST A. MAGGINI
Clerk of the
Board of Supervisors

Date of Publication:
July 28, 1977

(CVO 763)

NOTICE OF HEARING ON PROPOSED AMENDMENT TO THE ZONING ORDINANCE NO. 911 (Upper Carmel Valley area)

NOTICE IS HEREBY GIVEN that the Monterey County Planning Commission, after following the procedure specified by law, has recommended to the Board of Supervisors of the County of Monterey the adoption of an amendment to Section 10-7K of Ordinance No. 911, being the Zoning Ordinance of said County, which would reclassify certain property located on Sub 1 of Lot J of Sub 4 of Lot 4B, Parcel 3, Assessor's Map Los Laureles Rancho, Upper Carmel Valley area, fronting on Carmel Valley Road and Boronda Road, from an "R-1-A-B-4" District to an "R-3-A-D-B-3" District, to allow the expansion of an existing real estate office. (PAUL PORTER).

A Negative Declaration has been prepared for the proposed project and the Board of Supervisors will consider the adoption of the Negative Declaration at the hearing.

NOTICE IS FURTHER GIVEN that the said Board of Supervisors has set Tuesday, the 9th day of August, 1977, at 11 a.m. at the Chambers of said Board in the Courthouse, Salinas, California, as the time and place all persons interested therein may appear and be heard thereon.

Dated: July 19, 1977

ERNEST A. MAGGINI
Clerk of the
Board of Supervisors

Date of Publication:
July 28, 1977

(CVO 764)

NOTICE OF HEARING ON PROPOSED AMENDMENT TO THE MONTEREY COUNTY GENERAL PLAN

NOTICE IS HEREBY GIVEN that the Monterey County Planning Commission, after the procedure specified by law, has recommended to the Board of Supervisors of the County of Monterey the adoption of the Cachagua Master Plan, a part of the Monterey County General Plan, which if adopted would establish certain types of land use throughout the Cachagua area.

A Negative Declaration has been prepared for the proposal and the Board of Supervisors will consider the adoption of the Negative Declaration at the hearing.

NOTICE IS FURTHER GIVEN that the said Board of Supervisors has set Tuesday, the 16th day of August, 1977, at 2 p.m. in the Chambers of said Board in the Courthouse, Salinas, California, as the time and place all persons interested therein may appear and be heard thereon.

Dated: July 19, 1977

ERNEST A. MAGGINI
Clerk of the
Board of Supervisors

Date of Publication:
July 28, 1977

(CVO 765)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the County of Monterey, State of California, will hold a public hearing on the application of GRETA PETERSEN (MS-77-125) for a Minor Subdivision in accordance with Section 7 of Ordinance No. 1713, the Subdivision Ordinance of the County of Monterey, which would allow the division of 2.3 acres into a 1.0 acre parcel and a 1.3 acre parcel located on the westerly extension of Schulte Road, south side of the Carmel River, approximately 400 feet southeast of the end of Meadows Road in the Carmel Valley area.

A Negative Declaration has been prepared for the proposed project and the Planning Commission will consider the adoption of the Negative Declaration at the hearing.

NOTICE IS FURTHER GIVEN that said hearing will be held on August 10, 1977 at the hour of 4:00 p.m. in the Supervisors' Chambers, Courthouse, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

MONTEREY COUNTY PLANNING COMMISSION
E.W. DE MARS
Secretary

Date of Publication:
July 28, 1977

(CVO 771)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the County of Monterey, State of California, will hold a public hearing on the application of BETTY HARRIS (MS-77-108) for a Minor Subdivision in accordance with Section 7 of Ordinance No. 1713, the Subdivision Ordinance of the County of Monterey, which would allow the division of 40 acres into four 10 acre parcels located on portion of Section 12, T18S, R3E in the Cachagua area.

A Negative Declaration has been prepared for the proposed project and the Planning Commission will consider the adoption of the Negative Declaration at the hearing.

NOTICE IS FURTHER GIVEN that said hearing will be held on August 10, 1977 at the hour of 4:00 p.m. in the Supervisors' Chambers, Courthouse, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

MONTEREY COUNTY PLANNING COMMISSION
E.W. DE MARS
Secretary

Date of Publication:
July 28, 1977

(CVO 772)

NOTICE OF PUBLIC HEARING (Upper Carmel Valley area)

NOTICE IS HEREBY GIVEN that the Planning Commission of the County of Monterey, State of California, will hold a public hearing on the application of PETER SCHLICHT (PC-3033) for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, which would allow on sale beer and wine located on Lots 5 and 6, Block 1, Delfino Tract, Upper Carmel Valley area, fronting on and northerly of Delfino.

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on August 10, 1977 at the hour of 12:10 p.m. in the Supervisors' Chambers, Courthouse, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

MONTEREY COUNTY PLANNING COMMISSION
E.W. DE MARS
Secretary

Date of Publication:
July 28, 1977

(CVO 773)

NOTICE OF PROPOSED CHANGE OF ZONING DISTRICT (Jamesburg area)

NOTICE IS HEREBY GIVEN that the Planning Commission of the County of Monterey, State of California, will hold a public hearing on the application of SUMI HEACOCK (PC-2997) to amend Section 10-11N of Ordinance No. 911, being the Zoning Plan Ordinance of the County of Monterey, thereby considering the reclassification of certain property located on portion of the Northeast ¼ of Section 24, Township 18 South, Range 3 East, Jamesburg area, located westerly of Tassajara Road, from an "N 20 Ac. Min. Bldg. Site" District to an "N 10 Ac. Min. Bldg. Site" District or to some other classification, to allow 2 building sites.

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on August 10, 1977 at the hour of 9:45 a.m. in the Supervisors' Chambers, Courthouse, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

MONTEREY COUNTY PLANNING COMMISSION
E.W. DE MARS
Secretary

Date of Publication:
July 28, 1977

(CVO 775)

NOTICE OF PROPOSED CHANGE OF ZONING DISTRICT (Upper Carmel Valley area)

NOTICE IS HEREBY GIVEN that the Planning Commission of the County of Monterey, State of California, will hold a public hearing on a Resolution of Intention to amend SECTION 10-7K of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, which, if enacted, would reclassify certain property located on portion of Lots 1 and 3, Las Laureles Rancho, Upper Carmel Valley area, fronting on Garzas Road and Paso del Rio, from a "K-G-J-B-4" District to an "R-1-A-D-B-7-FP-2" District or to some other classification, to allow 3 building sites. (PHYLLIS READE, PC-3007).

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on August 10, 1977 at the hour of 10:45 a.m. in the Supervisors' Chambers, Courthouse, Salinas, California, at which time any and all interested persons may appear and be heard thereon.

MONTEREY COUNTY PLANNING COMMISSION
E.W. DE MARS
Secretary

Date of Publication:
July 28, 1977

(CVO 774)

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CARMEL VALLEY OFFICE SPACE for rent. 659-2729.

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WANT TO BUY from owner — large wooded building site in good area of Carmel, Pebble Beach, Carmel Highlands or Jacks Peak. Under $45,000. 625-0723 or 624-4583.

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CALIFORNIA STATE LAW prohibits anyone from placing untrue or misleading advertising. Fraudulent advertising in this newspaper may be punished according to law. The cooperation of everyone using **The Carmel Pine Cone** advertising is both essential and appreciated.

Those persons wishing to advise us of untrue or misleading advertising are asked to call our office at 624-3881.
This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

CARMEL VALLEY "LOS BRISAS" — Beautiful 3 bedroom, 2½ bath Spanish casa. Scenic vistas from every room! Set on 2½ acres, this secluded single level luxury home has a massive stone fireplace and beamed ceilings in the living room, a gourmet kitchen adjoining the dining area, and the retreat-like master suite has a carefully planned bath. The house is zoned for two horses and a tennis court is waiting to be completed. Many other amenities. Shown by appointment only. Offered at $178,500. Call Hambrook-Rudoni & Assoc., Inc., 373-2101.

Public Notices

NOTICE OF PUBLIC HEARING
(Upper Carmel Valley area)

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Monterey, State of California, will hold a public hearing on the application of BRUCE DURLAND (ZA-3216) for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, which would allow a guest house and addition to height requirements on Lot 16, Rancho Del Monte No. 11, Upper Carmel Valley area, fronting on and southerly of Country Club Drive.

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on August 11, 1977 at the hour of 1:55 p.m. in the Supervisors' Chambers, Courthouse, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

ROBERT SLIMMON, JR.
ZONING ADMINISTRATOR

Date of Publication:
July 28, 1977

(CVO 766)

NOTICE OF PUBLIC HEARING
(Lower Carmel Valley area)

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Monterey, State of California, will hold a public hearing on the application of R.D. BERGIN (ZA-3214) for a Use Permit in accordance with Section 32 of Ordinance No. 911, the Zoning Ordinance of the County of Monterey, which would allow a temporary trailer on a Portion of Section 23, Township 16 South, Range 1 East, Lower Carmel Valley area, southerly of Schulte Road.

NOTICE IS HEREBY FURTHER GIVEN that said hearing will be held on August 11, 1977 at the hour of 2:00 p.m. in the Supervisors' Chambers, Courthouse, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

ROBERT SLIMMON, JR.
ZONING ADMINISTRATOR

Date of Publication:
July 28, 1977

(CVO 767)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the County of Monterey, State of California, will hold a public hearing on the application of NEWELL PROPERTIES INC. (MS-77-119) for a Minor Subdivision in accordance with Section 7 of Ordinance No. 1713, the Subdivision Ordinance of the County of Monterey, which would allow the division of 79.3 acres into four parcels of 2.3 acres, 4.1 acres, 5.6 acres and 67.3 acres located at the northerly terminus of a private road that extends northerly from a point approximately 600 feet east of Pablo Place in the Carmel Valley area.

A Negative Declaration has been prepared for the proposed project and the Planning Commission will consider the adoption of the Negative Declaration at the hearing.

NOTICE IS FURTHER GIVEN that said hearing will be held on August 10, 1977 at the hour of 4:00 p.m. in the Supervisors' Chambers, Courthouse, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

MONTEREY COUNTY
PLANNING COMMISSION
E.W. DE MARS
Secretary

Date of Publication:
July 28, 1977

(CVO 769)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the County of Monterey, State of California, will hold a public hearing on the application of GENEVIEVE DE DAMPIERE (MS-77-120) for a Minor Subdivision in accordance with Section 7 of Ordinance No. 1713, the Subdivision Ordinance of the County of Monterey, which would allow the division of 647 acres into a 41 acre parcel and a 606 acre parcel located at the easterly terminus of Garzas Road in the Carmel Valley area.

A Negative Declaration has been prepared for the proposed project and the Planning Commission will consider the adoption of the Negative Declaration at the hearing.

NOTICE IS FURTHER GIVEN that said hearing will be held on August 10, 1977 at the hour of 4:00 p.m. in the Supervisors' Chambers, Courthouse, Salinas, California, at which time and place any and all interested persons may appear and be heard thereon.

MONTEREY COUNTY
PLANNING COMMISSION
E.W. DE MARS
Secretary

Date of Publication:
July 28, 1977

(CVO 770)

Open A Savings Account... It's A Pushover

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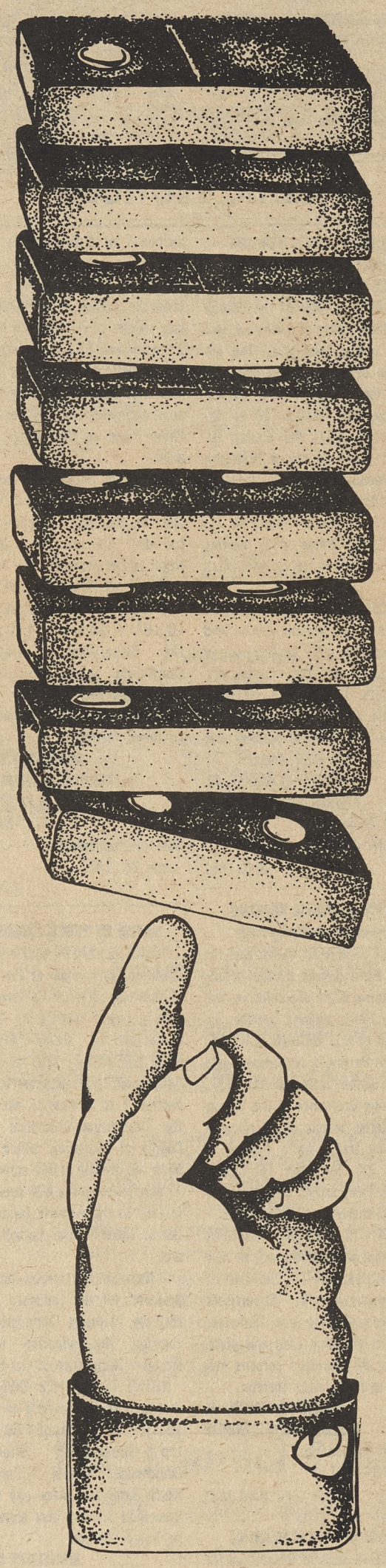

WEDDING VOWS were exchanged under an ivy-covered arbor when Debbie Nielsen became the bride of Geoffrey Lee.

Neilsen-Lee vows exchanged in Valley ceremony

Vows and wedding bands were exchanged during a ceremony performed Saturday, July 2, at the First Presbyterian Church in Carmel when Deborah Ann Nielsen became the bride of Geoffrey Richard Lee.

The rites were read by Rev. Bill Welch before an arbor covered with ivy. Tapers at the altar decorated with white gladiolus and ivy were lighted by the groom's sisters, Christine Lee and Susan Verde.

The bride is the daughter of Mr. and Mrs. Paul Nielsen of Carmel Valley and the sister of Vangie Simmons of Monterey and Ron, Tim and Eric, all of the Valley. Debbie attended Valley schools and is a June graduate of Carmel High School.

Mr. and Mrs. Richard Lee of Carmel Valley are the groom's parents. Geoff is the brother of Sandra and Christine, also of the Valley. He also graduated with the Class of '77 at Carmel High.

"Old and borrowed" was a Bible cover belonging to the bride's mother; her gown was new and her garter was blue. Debbie wore a long white satin wedding gown trimmed with seed pearls. The train was edged with lace appliqued roses. Her finger-tip veil fell from a band of lace roses.

Janine Ross of Reno, Nev., served as maid of honor. The bridesmaids were the groom's sister, Sandra Lee, and Kathy Murphy. Their Victorian long sleeved, high necked gowns of blue and white cotton print were ruffled at the hem. With them the ladies wore blue picture hats and carried baskets shaped like old fashioned umbrellas filled with blue bachelor buttons and white daisies.

Melissa Garner wore a matching ensemble in her role as flower girl and was escorted by Eric Nielsen, the bride's brother, who was ring bearer.

Richard Mark of Carmel was best man. Ushers were Kevin Marchese and David Maloney of Carmel.

A reception followed in the Fireside Room of the Church where the couple cut a wedding cake trimmed with blue flowers and bells.

The bridegroom's uncle, Charles Spurrell, came from his home in Eghan, Surrey, England, and following English tradition, presented Debbie with a good luck horseshoe from Geoff's grandmother and gave the speech of welcome to the new bride from her new family.

Following the reception, 40 members of the wedding party returned to the Nielsen home for a buffet dinner.

Following a honeymoon at Lake Tahoe, the Lees will be at home in Santa Barbara where Geoff will enter classes at the University of California in September.

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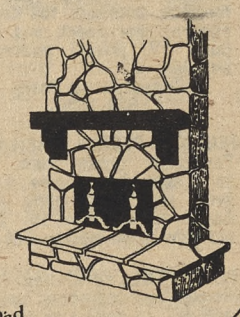

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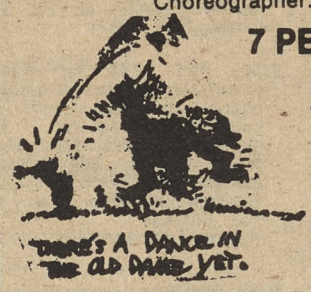

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